

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Pittsburgh**

State: **PA**

PJ's Total HOME Allocation Received: **\$68,116,629**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	29		
% of Funds Committed	97.54 %	97.78 %	18	95.51 %	81	73	
% of Funds Disbursed	96.75 %	92.74 %	7	87.58 %	97	94	
Leveraging Ratio for Rental Activities	7.6	5.04	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	78.92 %	90.72 %	23	82.17 %	31	23	
% of Completed CHDO Disbursements to All CHDO Reservations***	76.36 %	69.83 %	14	71.17 %	64	53	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	90.50 %	82.04 %	5	81.54 %	83	71	
% of 0-30% AMI Renters to All Renters***	55.72 %	36.34 %	2	45.68 %	78	68	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.88 %	98.47 %	13	96.19 %	76	59	
Overall Ranking:			In State:	5 / 29	Nationally:	81 73	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$17,017	\$19,909		\$27,510	1,642 Units	65.40 %	
Homebuyer Unit	\$32,418	\$16,414		\$15,239	398 Units	15.90 %	
Homeowner-Rehab Unit	\$14,346	\$16,120		\$20,932	471 Units	18.80 %	
TBRA Unit	\$0	\$5,736		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Pittsburgh PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

1.4 %

1.2 %

R.S. Means Cost Index: 0.99

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	33.7	35.4	65.0	0.0
Black/African American:	65.4	61.3	32.9	0.0
Asian:	0.2	1.0	0.2	0.0
American Indian/Alaska Native:	0.0	0.3	0.4	0.0
Native Hawaiian/Pacific Islander:	0.1	0.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.1	1.0	0.2	0.0
Asian/Pacific Islander:	0.1	0.0	1.1	0.0

ETHNICITY:

Hispanic	0.4	0.8	0.2	0.0
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HOUSEHOLD SIZE:

1 Person:	69.8	38.7	52.4	0.0
2 Persons:	15.4	18.3	21.0	0.0
3 Persons:	8.2	26.4	12.1	0.0
4 Persons:	4.6	9.5	8.3	0.0
5 Persons:	1.3	4.3	3.4	0.0
6 Persons:	0.3	1.5	1.9	0.0
7 Persons:	0.3	0.8	0.6	0.0
8 or more Persons:	0.1	0.5	0.2	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	25.2	42.5	32.1	0.0
Elderly:	51.0	4.3	38.4	0.0
Related/Single Parent:	19.6	40.5	13.6	0.0
Related/Two Parent:	3.5	10.8	12.7	0.0
Other:	0.5	1.8	0.6	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	64.0	1.0 [#]
HOME TBRA:	0.0	
Other:	11.1	
No Assistance:	24.9	

of Section 504 Compliant Units / Completed Units Since 2001 68

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Pittsburgh State: PA Group Rank: 81
 (Percentile)
 State Rank: 5 / 29 PJs Overall Rank: 73
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	78.92	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	76.36	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90.5	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	99.88	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	0.61	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

